

**THE TOWN OF HILTON HEAD ISLAND
REGULAR DESIGN REVIEW BOARD MEETING
Benjamin M. Racusin Council Chambers**

APPROVED

Date: Tuesday, May 11, 2010

Time: 1:15pm

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker,
Jennifer Moffett, Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: Ted Behling

Council Members Present: None

Present from Town Staff: Mike Roan, Urban Design Administrator
Sally Krebs, Natural Resources Division Administrator
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

Chairman Caretsky called the meeting to order at 1:15pm.

2) ROLL CALL

3) FREEDOM OF INFORMATION ACT COMPLIANCE

4) APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

5) APPROVAL OF THE MINUTES

The minutes of the April 27, 2010 meeting were **approved** as presented by general consent.

6) STAFF REPORT

Mr. Roan reported that the Asian Bistro application is withdrawn from today's Unfinished Business. The applicant will make his presentation at a later time. The applicant representing Silby Tub Apartments, however, is present at today's meeting. The applicant would appreciate an opportunity to address the Board if the Chairman agrees. Since this application does not appear on today's agenda, the Board can provide comments but no action can be taken. Chairman Caretsky agreed to allow the applicant for Silby Tub Apartments to address the Board under Unfinished Business.

7) BOARD BUSINESS

None

8) UNFINISHED BUSINESS

Silby Tub Apartments

Mr. Roan prefaced the applicant's comments by stating that the Board reviewed this application on April 27, 2010. A decision on the application was tabled at that time due to the Board's concerns with the proposed use of vinyl siding. The use of wood, such as hardi-plank, is preferred to be compliant with the Town's Design Guide. The Board acknowledged the applicant's reasons for wanting to use the vinyl product instead of wood. The reasons are based on cost and maintenance.

Before taking action on this application, the Board requested an opportunity to view one or two neighborhoods that currently use vinyl siding. The Cedar Wells subdivision and Oak View subdivision were suggested. Chairman Caretsky and the other Board members reported that they have completed a site visit to Cedar Wells subdivision and/or Oak View subdivision over the past week to inspect the use of vinyl siding.

As a result of these visits, the Board reported that they would like to see improved installation of the vinyl siding. This is particularly true based upon an inspection of the end elevation of Cedar Wells. The vertical cuts are quite visible at this location. At the completion of these comments, Chairman Caretsky requested that the applicant make his presentation.

Mr. Fishburne reviewed the elevations, the wall installation, the end installation, and the visibility of joints for the new project. The applicant and the Board discussed a sample of the vinyl product. The applicant also reviewed the color palette including the preferred use of white on the windows and the trim. The white color is preferred by the applicant (over a color in the almond family) based on cost.

The Board discussed the vinyl sample, the color of the roof, and the overall color palette. Use of the vinyl siding might be acceptable to the Board for this project only. No precedent is set for the future use of vinyl siding elsewhere. The Board stated that the use of white for the trim and windows for this project might also be acceptable. Again, this allowance would be for this project only. The Board stated that the color of the roof is approved. At the completion of the discussion, Chairman Caretsky stated that the Board cannot take action on this application today. The applicant will return at a later time.

Wexford Clubhouse - DR090041

Mr. Roan reported that this is an update to a previously approved clubhouse renovation. Since its original review about 18 months ago, the applicant has added three additional items: (1) a replacement of the existing Front Canvas Canopy with a Porte-Cochere of permanent construction; (2) the applicant has changed the front doors to solid wood from the previously approved glass doors; and (3) the applicant has added a roof screen to mask functional roof-top equipment.

The porte-cochere integrates successfully into the existing details of the clubhouse, and it provides a substantial element to the front of the clubhouse. The screen detail picks up on existing elements on the clubhouse as well. All colors and materials match the existing. The landscaping is not impacted, and the Natural Resources Division has no comments. The staff recommends approval. At completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Brandon Cox, with Dan Ogden Architects, presented statements in support of the

application. The Board and the applicant discussed the project including the scale of the roof top elements. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion** to **approve** the Wexford Clubhouse application with the caveat that the project is approved and that sensitivity to the scale of the roof top elements be taken into account. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9) New Business

South Island PSD- New Development - Conceptual Review DR100022

Mr. Roan introduced the project and stated its location (7 Business Park - corner of Palmetto Bay Road and Genesta Street). The applicant's new headquarters building is one-story (9,500 sq. ft.). The building will be stucco and wood finish with a standing seam metal roof. A water table will be finished at the foundation with brick.

Mr. Roan reviewed the site plan and the elevations. The proposed brick and wood elements provide quality and variety on the human scale. The lot layout goes some way in preserving significant trees. The roof form is appropriate for the building with nicely detailed windows in the front.

Due to the nature of this business, a fleet vehicle parking area is required. The fleet area will be secured with a 7' chain-link fence with native vines. This area will need to be well screened from view. The building location is currently at 7-8 feet MSL and the building will have to be built at 14 feet MSL. Staff will need to know how the fill for this building will be retained so that it does not spill over onto the protected vegetation and/or parking lots.

The site has numerous pond pines, which are specimen size (25" in diameter and over). The applicant will need to identify all of the pines that are 25" in diameter and over and confirm the size and species of trees that are 24" and over. The site is heavily vegetated with native understory vegetation, many species of which are now rare and/or uncommon on the Island. All efforts should be made to maintain as much as possible.

Trees shown to remain in the islands will need more root space than shown. Heavy landscaping in these islands will also destroy root systems on protected trees. This site will require the maximum allowable 3'-0" of retained fill and then some. The impact on the topography should be softened with appropriate understory. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Sam McClesky, McClesky and Associates Architects, presented statements in support of the application. The Board and the applicant discussed several issues including the pitch of the roof. The applicant stated that the roof pitch is 4-1/2:12. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion** to **approve** the South Island PSD, New Development, Conceptual application as submitted with the following comments: (1) the applicant shall verify the roof pitch as discussed; (2) sensitivity shall be given to the grading around the site; (3) comments regarding windows rhythms, roof color and service yard are to be considered as discussed. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Drydock Roof- DR100023

Mr. Roan introduced the project and stated its location (Pope Avenue Executive Park). The applicant is proposing to replace the asphalt shingle roof with a standing seam metal roof in bronze finish. Mr. Roan distributed a color sample of the bronze. The staff recommends approval. The Board discussed the project and agreed with the staff's recommendation to approval. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Smith made a **motion** to **approve** the Drydock Roof application as submitted. Vice Chairman Parked **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Wise Guys Canopy - DR100024

Mr. Roan introduced the project and stated its location (1513 Main Street). The applicant is proposing the addition of a burgundy canopy over the existing entrance and outdoor seating area. There is currently a domed awning next to an asphalt gable roof element and a standing seam roof over the bay window element. The addition is intended to consolidate the awning over the front door and the bay window.

The staff believes that, while the proposed hipped canopy does little to unify the two remaining elements, it isn't anymore discordant than the existing (the bay element does seem superfluous underneath the canopy). It is difficult to tell how the canopy relates to the ground plan because no site plan is provided. Encasing the posts might help tie the canopy into the building more. Mr. Roan reviewed a sample of the canopy with the Board. The structure, of galvanized steel, will be attached to the building. Columns and main beams are 4 x 4" tubes welded together.

The staff recommended approval with the condition of a dimensioned site plan and a detailed drawing showing some post treatment. The Natural Resources Division has issued a permit for the removal of a 16" water oak for installation of the canopy. Two water oaks will be planted as replacement. The Main Street Commercial ARB has approved the new awning and the removal/replacement of trees. At the completion of staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The Board and the applicant discussed the project including the elevations. The Board discussed the need for a more detailed site plan. The Board also agreed that the posts should be encased. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the application with the following conditions: (1) the applicant shall provide a more detailed site plan; (2) the applicant shall move the posts out further on the awning as discussed; (3) the applicant shall encase the posts as discussed. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10) APPEARANCE BY CITIZENS

None

11) ADJOURNMENT

The meeting was adjourned at 2:50pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman